

Downtown Visalia Property Owner's Association, Inc.

Specific Purpose

The primary purpose of this corporation is to recognize and fulfill the unique and varied economic interests and needs of Downtown Visalia property owners to accomplish the following specific purposes.

a. In concert with the City of Visalia, to provide management oversight, directives and setting of priorities for supplemental services and improvements for the Downtown Visalia Property Based Improvement District (PBID).

b. Economic Enhancements: In-Lieu parking program. Marketing and promotions to improve Downtown Visalia's image and invite consumers to Downtown Visalia.

c. Environmental Enhancements: Including public safety patrols, landscape enhancements, graffiti removal, sidewalk sweeping and steam cleaning.

Downtown Visalia Board Members

Executive Board

Duane Rodriguez	President
Janeen Robbins	Vice President
Laura Rocha	Treasurer
Kerry Hydash	Secretary
Nate Mustain	Member at Large

Board Members

Bree Singleton

Haylie Silva

John Lawson

Johnathon Anderson

Michael Parades

Mike Fistolera

Steven Torres

Taylor Rodriguez

Dulce Ugalde Arellano

POA Board Members

Executive Board

Mike Fistolera	Chair
Bill Kitchen	V. Chair
Clare Whitlatch	Secretary
Tom Gabe	Treasurer
Anil Chagan	Past Chair

Board of Directors

Myron Sheklian

Kerry Hydash

William Martin

Lloyd Mosley

MaryAnn Cusenza

John Bianco

Janeen Robbins

Marlene Sciacca

Grant Smith

Duane Rodriguez

Kevin Morrison

Brett Taylor

Amy Shuklian

DOWNTOWN VISALIA PROPERTY OWNER'S ASSOCIATION (POA)
 RECEIPTS AND DISBURSEMENTS
 JANUARY 1 THROUGH DECEMBER 31, 2022

Bank Balance, January 1, 2022	\$ 253,774.87
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RECEIPTS

POA Assessments	520,000.00
Security Reimbursement (City of Visalia)	36,112.84
Interest Earned	<u>51.81</u>
	809,939.52

DISBURSEMENTS

Downtown Visalians –	
Landscaping, Graffiti Removal & Maintenance	\$ 113,258.89
Administration	31,092.00
Street Light Maintenance	8,646.05
Security	325,370.40
Improvements –	
Security Cameras	16,034.93
Christmas Decorations	38,000.00
Tree Trimming	7,985.25
Tree Lights	28,193.17
In-Lieu Parking	34,434.35
POA Renewal	5,000.00
Insurance	<u>2,930.00</u>
	<u>610,945.04</u>

BANK BALANCE, DECEMBER 31, 2022	<u>\$ 198,994.48</u>
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Note: Bank balance includes \$51,846 held in certificate of deposit.

Note: Bank balance does not include POA renewal fund savings, \$18,851.

DOWNTOWN VISALIA PROPERTY OWNER'S ASSOCIATION, INC.
2022 BUDGET VS. ACTUAL

	<u>2022</u> <u>BUDGET</u>	<u>12/31/22</u> <u>ACTUAL</u>	<u>VARIANCE</u> <u>(UNDER(OVER))</u>
<u>RECEIPTS</u>			
POA Assessments	\$ 520,000	\$ 520,000	\$ --
Security Reimbursement (City of Visalia)	35,500	36,113	613
Interest Earned	<u>500</u>	<u>52</u>	<u>(448)</u>
 TOTAL RECEIPTS	 <u>\$ 556,000</u>	 <u>\$ 556,165</u>	 <u>\$ 165</u>
 <u>DISBURSEMENTS</u>			
<u>ENVIRONMENTAL ENHANCEMENTS</u>			
Landscaping, Streetscape, Graffiti Removal & Maintenance	\$ 100,000	\$ 113,259	\$ (13,259)
Street Light Maintenance	5,000	8,646	(3,646)
Public Safety	<u>326,000</u>	<u>325,370</u>	<u>630</u>
Total	<u>431,000</u>	<u>447,275</u>	<u>(16,275)</u>
 <u>ECONOMIC ENHANCEMENTS</u>			
In-Lieu Parking	35,000	34,434	566
Infra Structure Improvements	<u>50,000</u>	<u>90,214</u>	<u>(40,214)</u>
Total	<u>85,000</u>	<u>124,648</u>	<u>(39,648)</u>
 <u>ADMINISTRATION</u>			
Administration	32,000	31,092	908
POA Renewal Fund	5,000	5,000	--
Miscellaneous, Insurance	<u>3,000</u>	<u>2,930</u>	<u>70</u>
Total	<u>40,000</u>	<u>39,022</u>	<u>978</u>
 TOTAL DISBURSEMENTS	 <u>\$ 556,000</u>	 <u>\$ 610,945</u>	 <u>\$ (54,945)</u>

2022 POA Infrastructure Projects

Security Cameras	\$14,978.12
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Sound System	\$31,471.52
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Christmas Decorations	\$38,000.00
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	<u>\$84,449.64</u>
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Downtown Visalia Property Owner's Association, Inc.

2023 Budget

Receipts

POA Assessments	\$580,000
Security Reimbursement	\$ 37,500
Interest Earned	\$ 500
Total receipts	<u>\$618,000</u>

Disbursements

ENVIROMENTAL ENHANCEMENTS

Landscaping, Streetscape, Graffiti

Removal, & Maintenance	\$130,000
Tree light maintenance	\$ 5,000
Public Safety	\$350,000
Total	<u>\$485,000</u>

ECONOMIC ENHANCEMENTS

In-Lieu Parking	\$ 35,000
Infrastructure Improvements	\$ 50,000
Total	<u>\$ 85,000</u>

ADMINISTRATION

Administration	\$ 40,000
POA Renewal Fund	\$ 5,000
Miscellaneous, Insurance	\$ 3,000
Total	<u>\$ 48,000</u>

Total disbursements	<u>\$618,000</u>
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YTD 2023

PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

Department: [PBID] Security

CD	PERFORMANCE MEASURE	JAN	FEB	MAR	1ST QTR	APR	MAY	JUN	2ND QTR	JUL	AUG	SEP	3RD QTR	OCT	NOV	DEC	4TH QTR	TYD 2023
#1	Arrest	0	3		3				0				0				0	3
#2	Robbery	0	0		0				0				0				0	0
#3	Burglary	1	0		1				0				0				0	1
#4	Auto Theft	0	0		0				0				0				0	0
#5	Theft	1	0		1				0				0				0	1
#6	Traffic	1	0		1				0				0				0	1
#7	Vandalism	5	0		5				0				0				0	5
#8	Public Intoxication	0	0		0				0				0				0	0
#9	Trespassing	2	63		65				0				0				0	65
#10	Assaults	0	2		2				0				0				0	2
#11	Suspicious Circumstances	1	0		1				0				0				0	1
#12	Security Breach	0	0		0				0				0				0	0
#13	Alarm	12	8		20				0				0				0	20
#14	Fire	0	0		0				0				0				0	0
#15	Graffiti				0				0				0				0	0
#16	Possession of Alcohol	0	0		0				0				0				0	0
#17	Curfew	0	0		0				0				0				0	0
#18	Loitering	376	336		712				0				0				0	712
#19	Assist Other Agency	1	0		1				0				0				0	1
#20	Urinating in Public	0	0		0				0				0				0	0
#21	Disturbing the Peace	1	3		4				0				0				0	4
#22	Vagrant Contact	344	335		679				0				0				0	679
#23	Possession Illegal Substance	0	0		0				0				0				0	0
#24	Miscellaneous	0	0		0				0				0				0	0
#25	Truancy	0	0		0				0				0				0	0
#26	Lewd Acts	0	0		0				0				0				0	0
#27	Panhandling	56	44		100				0				0				0	100
#28	Sidewalk Violators	97	118		215				0				0				0	215
#29	Calls for Service	103	82		185				0				0				0	185

POA

Possible Projects: 2023

1. Increase Security Camera system in Ally 3 additional Cameras	\$12,000
2. Christmas Decorations, across Main St. 8 Decoration	\$40,000
3. Benches, Main St. Est. Needed 7	\$15,000
4. Security Cameras, Main St. Est. Needed 7	\$30,000
5. Landscaping	\$10,000
6. Tree Lights	\$ 7,500
	<u>\$114,500</u>

Approved: Up to \$115,000